



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860, x118 FAX: 845-373-9147

Amenia Town Clerk

TOWN OF AMENIA PLANNING BOARD

AUG 15 REC'D

RECEIVED

Resolution # 15 for 2019

August 14, 2019

Resolution Approving "Sparrow Drive" as a Private Road Name in the Silo Ridge Field Club

WHEREAS, in October 2013, Silo Ridge Ventures, LLC (the "Applicant") submitted applications to the Planning Board to develop a mixed-use resort community on 670+/- acres located west of NYS Route 22 and north and south of US Route 44 in the Town of Amenia identified as parcel numbers 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, 7067-00-709177, 7066-00-628131; and

WHEREAS, a portion of the resort community would also be developed on a portion of an adjoining tax parcel 7066-00-870350 owned by the Harlem Valley Landfill Corp ("HVLC Property") and also located in the Town of Amenia; and

WHEREAS, the resort community includes, among other things, 52 attached condominiums, 159 single-family detached homes on separate lots, 13 townhomes on separate lots, 21 hotel-condominium lodging units, a winery-themed restaurant, an 18-hole golf course, a clubhouse/lodge (with restaurant, bar/lounge and golf pro shop), family activity barn and lake pavilion, fitness spa, yoga center, golf academy, sales center and general store, village green, an "Artisan's Park Overlook," water and waste-water plants, recreational and open space amenities and related improvements to be owned and maintained by one or more homeowner's associations and condominium associations (the "Modified Project"). The resort community is known as the Silo Ridge Field Club; and

WHEREAS, in connection with the Modified Project, the Applicant applied to the Planning Board for, among other things: (1) an amended Special Permit/Master Development Plan approval pursuant to Section 121-18(C)(3) of the Zoning Code ("Special Permit"); (2) Special Permit approvals for the golf maintenance facility, golf course improvements and waste water treatment plant to be located on a portion of the HVLC Property in the OC Zoning District pursuant to Section 121-10(B) of the Zoning Code; (3) a Site Plan approval for the first phase of the Modified Project including the golf maintenance facility, golf course improvements and waste-water treatment plant ("WWTP") to be located on a portion of the HVLC Property ("Phase

1 Site Plan”); (4) a Preliminary Subdivision approval and lot line adjustments to incorporate a portion of the HVLC Property pursuant to Chapter 105 (the “Subdivision Law”) of the Town Code; (5) Special Permit approval for storage at the golf maintenance facility of more than 500 pounds of fertilizers and pesticides/herbicides pursuant to Town Code 121-15(E)(1); and (6) certain waivers and supplementary approvals under the Town’s Zoning Code and Subdivision Law (collectively the “Applications”); and

WHEREAS, on July 29, 2015, the Planning Board adopted an Amended and Restated Findings Statement (with mitigation measures) for the Modified Project under the State Environmental Quality Review Act (“SEQRA”) (the “2015 Amended SEQRA Findings”); and

WHEREAS, on July 29, 2015, pursuant to Section 105-12 of the Subdivision Law, the Planning Board adopted Resolution 11 of 2015 approving a preliminary subdivision plat for the Modified Project entitled “Silo Ridge Field Club Preliminary Subdivision Plats” prepared by VHB Engineering, Surveying & Landscape Architecture, P.C. dated January 8, 2015 (last revised June 15, 2015) and containing numerous conditions pursuant to the Subdivision Law and Section 276 of the New York State Town Law (the “Preliminary Plat Approval”). The Board also approved the remaining Applications; and

WHEREAS, the procedural history of the Planning Board’s SEQRA review and subdivision review of the Modified Project is set forth in detail in the Preliminary Plat Approval and is not repeated here; and

WHEREAS, on April 27, 2016, pursuant to Section 105-13 of the Subdivision Law, the Planning Board adopted Resolution 4 of 2016 approving the final subdivision plat for the Modified Project entitled “Silo Ridge Field Club Final Subdivision Plats” prepared by VHB Engineering, Surveying & Landscape Architecture, P.C. dated November 25, 2015 (last revised February 8, 2016) (the “Final Subdivision Approval”); and

WHEREAS, in accordance with the Dutchess County Department of Emergency Response’s 9-1-1 Addressing Guidebook for Local Governments, “private driveways with three or more addressable structures accessed from the driveway will need to be named.”; and

WHEREAS, Estate Lots 49, 50 and 51 share a common driveway and therefore require a name for the private driveway; and

WHEREAS, Appendix C of the Subdivision Law, Section III.2.a.1 provides that the “[n]ame of any new road [shall] be checked prior to submission with the Town Clerk to avoid duplication and will be subject to subsequent approval of the Town Planning Board”; and

WHEREAS, the Applicant has proposed the name “Sparrow View” for one of the private roads within Phase 1E of the Silo Ridge Field Club; and

WHEREAS, on July 10, 2019, the Dutchess County Real Property Tax Department confirmed that its office reviewed the proposed road name and found no conflicts.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the road name "Sparrow View" for one of the private roads within Phase 1E the Silo Ridge Field Club; and

BE IT FURTHER RESOLVED, that within five (5) days of the date of this resolution, a copy of this resolution shall be filed in the office of the Town of Amenia Town Clerk, and a copy of this resolution shall be mailed to the Applicant within the same five (5) day period; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Motion By: Matt Deister

Second By: Walter Brett

The foregoing resolution was voted upon with all members of the Planning Board voting and signing as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Signature</u>
Robert Boyles, Chairman	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u>[Signature]</u>
Peter Clair	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u>[Signature]</u>
John Stefanopoulos	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
Matthew Deister	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u>[Signature]</u>
Anthony Robustelli	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
Erich McEnroe	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
Walter Brett	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u>W. Brett</u>

Dated: August 14, 2019
Amenia, New York

[Signature]
Robert Boyles, Chairman